



City of Seattle

Department of Planning and Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3010796
Applicant Name: Paul Pierce for City Forge, LLC
Address of Proposal: 1716 NW 61st St

SUMMARY OF PROPOSED ACTION

Land Use application to allow five (5) single family residences, two 3-story and three 2-story. Surface parking for five vehicles to be provided. Existing structures to be demolished. Review includes future unit lot subdivision of two parcels into five unit lots. This review contemplates a future unit lot subdivision.

The following approval is required:

SEPA - Environmental Determination - Chapter [25.05](#), Seattle Municipal Code.

SEPA DETERMINATION: ☒ DNS¹ ☐ MDNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

¹ Early DNS published January 7, 2010

BACKGROUND DATA

Site & Area Description

The 9,296 sq. ft. property is located on the north side of NW 61st St, midblock between 15th and 17th Avenues NW, to the southwest of Ballard High School. The adjacent street is fully improved with sidewalks, curbs, gutters, and paving. There is no alley adjacent to the property. A single family dwelling and two detached garages exist on the property.

The subject property is located in a Multi-family Lowrise Duplex-Triplex zone (LDT), which encompasses much of the neighborhood to the south of NW 65th St and to the west of 15th Ave NW. The 15th Ave NW corridor is generally zoned Neighborhood Commercial 3 with a base height limit of 40' (NC3-40). The surrounding properties generally reflect their zoning, and are developed primarily with single family homes, duplexes and triplexes.

Proposal

The applicant proposes to demolish the single family home and accessory structures, and construct five new single family residences. Parking for each new unit will be provided from the adjoining alley. This project likely will result in a future application for a unit lot subdivision.

Public Comments

The public comment period for this project ended on January 20, 2010. DPD received one written comment from neighbors. Concerns center around density-related impacts to the neighborhood, including increased demand for on-street parking, increased traffic, effects on neighborhood character, and shadowing impacts on neighboring properties. The commentator suggested that the project should be subject to design review. This review and analysis addresses the above concerns.

ANALYSIS - SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC [197-11](#), and the



Figure 1. Vicinity zoning



Figure 2. Area topography



Figure 3. Aerial photo

Seattle SEPA Ordinance (Seattle Municipal Code Chapter [25.05](#)).

The initial disclosure of the potential impacts from this project was made in the environmental checklist dated November 4, 2009. The information in the checklist submitted by the applicant and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC [25.05.665](#)) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part, “Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation” subject to some limitations. Under such limitations/circumstances, mitigation can be considered. Thus a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

The following temporary or construction-related impacts are expected: minor decreased air quality due to suspended particulate from building activities and hydrocarbon emissions from construction vehicles and equipment; increased traffic and demand for parking from construction equipment and personnel; increased noise, and consumption of renewable and non-renewable resources. Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The Street Use Ordinance requires debris to be removed from the street right-of-way, and includes regulations for maintaining circulation in the public right-of-way. Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures in general. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the city. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment. Most of these impacts are minor in scope and are not expected to have significant adverse impacts (SMC [25.05.794](#)). However, due to the proximity of surrounding residences, further analysis of construction impacts is warranted. The following is an analysis of the short-term impacts to the environment as well as mitigation.

Construction noise. Noise associated with construction of the building could adversely affect surrounding uses in the area, which include residential uses. Due to the proximity of the project site to the residential uses, DPD finds the limitations of the Noise Ordinance to be inadequate to mitigate the potential noise impacts. Pursuant to the SEPA Overview Policy (SMC [25.05.665](#)) and the SEPA Construction Impacts Policy (SMC [25.05.675 B](#)), mitigation is warranted.

The hours of all work not conducted entirely within an enclosed structure (e.g. excavation, foundation installation, framing and roofing activity) shall be limited to between 7:30 a.m. and 6:00 p.m. on non-holiday weekdays to mitigate noise impacts. Limited work on weekdays between 6:00 p.m. and 8:00 p.m. and on Saturdays between 9:00 a.m. and 5:00 p.m. may be allowed if prior approval is secured from the undersigned Land Use Planner (or his successor). Such after-hours work is limited to emergency construction necessitated by safety concerns, work of low noise impact; landscaping activity which does not require use of heavy equipment (e.g., planting), or work which would substantially shorten the overall construction timeframe. Such limited after-hours work will be considered only when the owner(s) and/or responsible party(ies) provide three (3) days prior notice to allow DPD to evaluate the request. See Table 1 and Condition #1, below.

Air Quality. The Puget Sound Clean Air Agency ([PSCAA](#)) regulations require control of fugitive dust to protect air quality. Documentation in the file shows that the agency has already been engaged in monitoring of project activity.

Construction activities including worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project. No further conditioning is required.

Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including: increased surface water runoff due to greater site coverage by impervious surfaces; increased bulk and scale on the site; increased traffic in the area; increased demand for parking; and increased demand for public services and utilities.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Stormwater, Grading and Drainage Control Code which requires on site collection of stormwater with provisions for controlled tight line release to an approved outlet and may require additional design elements to prevent isolated flooding; the City Energy Code which will require insulation for outside walls and energy efficient windows; and the Land Use Code which controls site coverage, setbacks, building height and use and contains other development and use regulations to assure compatible development. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of most long term impacts and no further conditioning is warranted by SEPA policies.

Air. Operational activities, primarily vehicular trips associated with the project and the projects' energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

Historic preservation. The applicant submitted to the Department of Neighborhoods (DON) a preliminary analysis of the existing structure slated for demolition, for purposes of determining its status as a potential landmark. DON staff determined that landmark status would be highly unlikely in this case.

Parking and Traffic. Public comment suggested vehicle impacts associated with the project would impact the neighborhood. The project represents a net increase of four single family units. Surface parking for five units is to be accessed from the alley, in accordance with zoning requirements. DPD staff conducted a site visit (midweek, evening) and determined that available on-street parking exists in sufficient quantity to absorb any parking overflow likely to be caused by the project. Trips generated by future residents are not likely to cause a noticeable change in levels of service to nearby intersections. DPD determines that no further mitigation is warranted in this regard.

Height, Bulk & Scale. Public comment suggested that proposed structures will cast shadows on existing open spaces of adjacent residents. The project does represent additional height, bulk and scale on the site. However, the scale of proposed development is within the limits of the Single Family zoning, and for all three homes at the front (south side) of the site, proposed structures would be only two stories, where height limits would typically provide for three. There is no transitional zone edge condition. DPD considers these impacts to be minor and concludes that no further mitigation is warranted in this regard.

Summary

The Department of Planning and Development has reviewed the environmental checklist submitted by the project applicant; and reviewed the project plans and any additional information in the file. As indicated in the checklist, this action will result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC [25.05.665](#)).

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW [43.21C](#)), including the requirement to inform the public agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW [43.21C.030 2c](#).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW [43.21C.030 2c](#).

CONDITIONS – SEPA

During Construction

The following condition to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. The conditions will be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other weatherproofing material and shall remain in place for the duration of construction.

1. The hours of all work not conducted entirely within an enclosed structure (e.g. excavation, foundation installation, framing and roofing activity) shall be limited to between 7:30 a.m. and 6:00 p.m. on non-holiday weekdays² to mitigate noise impacts. Limited work on weekdays between 6:00 p.m. and 8:00 p.m. and on Saturdays between 9:00 a.m. and 5:00 p.m. may be allowed if prior approval is secured from the undersigned Land Use Planner or his successor. Such after-hours work is limited to emergency construction necessitated by safety concerns, work of low noise impact; landscaping activity which does not require use of heavy equipment (e.g., planting), or work which would substantially shorten the overall construction timeframe. Such limited after-hours work will be strictly conditioned upon whether the owner(s) and/or responsible party(ies) provide three (3) days' prior notice to allow DPD to evaluate the request.

Non-holiday work hours							
	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
7:00 am							
8:00							
9:00							
10:00							
11:00							
12:00 pm							
1:00							
2:00							
3:00							
4:00							
5:00							
6:00							
7:00							
8:00							

Table 1. Non-holiday work hours. Unshaded work hours shown above are permitted outright. For certain work, it is possible to request DPD approval for additional hours shaded in gray.

Signature: _____ (signature on file) Date: February 08, 2010
Scott A. Ringgold, Land Use Planner
Department of Planning and Development

SAR:lc

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² Holidays recognized by the City of Seattle are listed on the City website, <http://clerk.ci.seattle.wa.us/~public/code1.htm>, SMC 11.14.277.